



### Building Information

Building Size:	494,848 sf
Shipping & Receiving:	Yes
# of Floors:	31
Surface Transit Route:	Yes
Year Built:	1969
# of Passenger Elevators:	9
Total Parking:	677

## Richardson Building

1 Lombard Place, Winnipeg, Manitoba R3B 0X3



### Building Description

DESIGNED BY NOTED NEW YORK ARCHITECTURAL FIRM, SKIDMORE, OWINGS & MERRILL, LLP, THE 34-STORY RICHARDSON BUILDING, LOCATED AT THE INTERSECTION OF WINNIPEG'S HISTORIC PORTAGE AVENUE AND MAIN STREET WAS COMPLETED IN 1969.

At the time it was the tallest building in Western Canada and the catalyst for downtown re-development. The building is managed by BentallGreenOak (Canada) LP. Richardson Centre Limited offices are located at 615 - One Lombard Place, Winnipeg, Manitoba, R3B 0X3.

Richardson Centre includes the 34-storey Richardson Building; Richardson Centre Concourse; Richardson Centre Parkade and the 8-storey office building at 161 Portage Avenue East. It is recognized as one of Winnipeg's major real estate developments.



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## Building Features

Richardson Building is a Class A commercial office tower offering 475,000 square feet of rentable space with features including:

- the buildings' foundation and framework is concrete reinforced with steel
- sealed double glazed solar bronze windows throughout
- all finishes are constructed with Class A materials and construction
- centre core construction with column free design offers maximum floor plate efficiency at all floor levels (16,166 square feet at low rise and 16,502 square feet at high rise floors)
- state-of-the-art mechanical, electrical and life safety systems
- 10 modernized elevators including 9 passenger and 1 freight elevator (dedicated freight elevator service to all 32 floors)
- 24 hour, 7 days a week on-site security
- CCTV surveillance in public areas
- perimeter access controlled by proximity card system
- tenant access to a common conference centre for groups up to 168 people
- climate controlled access to downtown pedestrian underground and skywalk system
- achieved BOMA BEST certification for demonstrating best practices in utilities management, waste reduction, building environment, indoor air quality and tenant awareness


## Managed By

BentallGreenOak (Canada) LP is responsible for the property management and operation of Richardson Centre, a real estate holding of James Richardson & Sons, Limited.

As Canada's pre-eminent real estate services provider, BentallGreenOak offers locally-based expertise in all aspects of leasing, property management, for both commercial and residential buildings, and development of office, industrial and retail properties. A trusted, proven and highly capable partner, we are known for providing forward-thinking, innovative solutions to owners' and tenants' immediate and long-term goals.

<http://www.bentallgreenoak.com/>

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# Richardson Building

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<b>General</b>	<b>Year Built</b> 1969	<b>BOMA Best</b> Silver	<b>Building Class</b> A
	<b>Building Management</b> BentallGreenOak LP		<b>Building Website</b> <a href="http://www.richardsoncentrelimited.com/toc.cfm">http://www.richardsoncentrelimited.com/toc.cfm</a>
	<b>Building Zoned</b> Commercial		
<b>Tenant Cost</b>	<b>Operating Costs</b> \$ 14.92 /sf	<b>Realty Tax</b> \$ 5.59 /sf	<b>Total Additional Rent</b> \$ 20.51 /sf
	<b>Description</b> Management Fee & Utilities included in Operating Costs.		
<b>Building Size</b>	<b>Number of Floor(s)</b> 31	<b>Typical High Rise Floor</b> 16,502 sf	<b>Typical Low Rise Floor</b> 16,166 sf
	<b>Total Office Space</b> 450,734 sf	<b>Total Retail Space</b> 44,114 sf	<b>Total Space</b> 494,848 sf
<b>Construction</b>	<b>Typical Power</b> 3.7 W/sf	<b>Lighting</b> 1 W/sf	<b>Clear Height</b> 8'4"
	<b>Interior Wall Type</b> Dry Wall	<b>Exterior Finish</b> Pre-Cast Slab Concrete	<b>Washrooms per Floor</b> 2
	<b>HVAC Hours of Operation</b> Weekdays - 4:00 AM to 7:00 PM	<b>Fibre Optic Capability</b> Yes	<b>Shipping &amp; Receiving</b> Yes
	<b>Emergency Generator</b> Yes		
<b>Elevators</b>	<b>Number of High Rise Elevator(s)</b> 5	<b>Number of Low Rise Elevator(s)</b> 4	<b>Number of Parking Elevator(s)</b> 1
	<b>Number of Freight Elevator(s)</b> 1		
<b>Safety &amp; Access</b>	<b>Fire Detection System</b> Yes	<b>Security System</b> Yes	<b>Sprinkler System</b> Yes
	<b>Manned Security</b> Yes		
	<b>Description</b> The security control desk in the Richardson Building main floor lobby is operated 24 hours per day, seven days per week with security officers patrolling the entire Richardson Centre, parkade and surface lots continuously. Richardson Building elevators are open to the public weekdays 6:00 AM to 6:00 PM and secured weeknights/weekends. Tenants are not restricted to the public access hours and can opt to open/secure their respective floors as they see fit. The access control system can be programmed to align with the tenant's requirements.		
<b>Anchor Tenants</b>	Richardson International Limited	CIBC	James Richardson & Sons, Limited
	PwC		

# Richardson Building

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## Parking

**Surface Stall(s)**  
136

**Above Ground Stall(s)**  
323

**Below Ground Stall(s)**  
218

**Total Parking Stalls**  
677

**Description**

Parkade and surface lots available for use.

## Public Transport

**Surface Transit Route**  
Yes